

## **FEES FOR LANDLORDS**

### **LET ONLY SERVICE**

Dedicated experienced Lettings team. Full local media and national internet marketing. 7 days a week accompanied viewings if required. Applicants credit checked through external sources  
Preparation of Assured Tenancy Agreement

Fee – £425 plus vat (£510)

### **MANAGED SERVICES**

Dedicated experienced Lettings team. Full local media and national internet marketing. Applicants credit checked through external sources. Preparation of Assured Tenancy Agreement. Full inventories and periodic property inspections – photos and reports. Accredited to Government (DPS) Deposit Protection Service. Full property maintenance undertaken if required. The collection of rent. Check Ins and Check Outs

Fee – 10% of the monthly rent plus vat (ie if a monthly rent was £600 management fee would be £60 plus vat - £72. Dependant on the value of the monthly rent)

#### **Right to Rent Checks**

Checks that the occupier/s have a right to rent in the UK based on their immigration status before a tenancy begins £90 (Inc Vat)

#### **Deposit Registration Fee**

Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy. £30 (Inc Vat) (Only charged if property not managed)

Submission of non-resident landlords receipts to HMRC £120 (Inc VAT) per annum

To remit and balance the financial return to HMRC quarterly/annually and respond to any specific query relating to the return from the landlord or HMRC

#### **Rent Review Fee**

£114 (Inc VAT)

Review rent in accordance with current prevailing market condition and advise the landlord

Negotiate with tenant. Direct tenant to make payment change as appropriate. Update the tenancy agreement.

Serve Section 13 Notice if tenancy is on a rolling monthly basis

#### **Renewal Fee**

£114 (inc VAT)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

### **OTHER FEES AND CHARGES**

Energy Performance Certificate (EPC)

£96 (inc VAT)

Gas Certificate

£80 (inc VAT)

Electricity Certificate (only)

£144 (inc VAT)

Additional works may apply

Notice for Possession  
Serving of Section 21 notices

£114 (inc VAT)

### DPS Disputes

upto £150 (inc VAT)

For work in collating and submitting a claim if the deposit is in dispute at the end of a tenancy

### Inventories

upto £180 (inc VAT)

Fee dependant on size of property. Written and photographic inventory provided. Included if property is managed by ourselves.

### Landlord Withdrawal Fees

Closing down the tenancy, transferring deposit, providing additional copies of any paperwork and returning keys

£150 (inc VAT)